

Pub. Imp. _____
Govt. Grnt. _____
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P. Hrngs. _____
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Filed: 10-23-01

Sponsored by: CARLSON

First Reading: October 29, 2001

Second Reading: November 13, 2001

COUNCIL BILL NO. 2001 - 340

SPECIAL ORDINANCE NO. 24114

AN ORDINANCE

1 APPROVING the amendment of September 5, 2001, to the Jordan Valley Park Tax
2 Increment Financing Redevelopment Plan of the City of Springfield,
3 Missouri. (Springfield Tax Abatement and Tax Increment Financing
4 Advisory Commission and Staff recommend approval.)
5
6

7 WHEREAS, on October 23, 2000, the City of Springfield, Missouri ("City") approved
8 the Jordan Valley Park Tax Increment Financing Redevelopment Plan ("Redevelopment
9 Plan" for an area covering approximately 30 blocks located in the City's central business
10 district and bounded generally by the southern tracks of the Burlington-Northern Santa Fe
11 Railway and Chestnut Expressway at various points on the north, Walnut and Cherry
12 Streets at various points on the south, National and Kickapoo Avenues at various points
13 on the east, and generally Jefferson and Kimbrough Avenues at various points on the
14 west, all within the City of Springfield, Missouri (the "Redevelopment Area") pursuant to
15 the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections
16 99.800 to 99.865 R.S.Mo. (the "Act") which included various proposed projects; and
17

18 WHEREAS, the City submitted an amendment to the Redevelopment Plan on
19 September 5, 2001 which amendment among other things identifies the location for several
20 projects and clarifies the legal description of several of the boundary areas; and
21

22 WHEREAS, pursuant to the provisions of the Act, the City notified the affected
23 taxing jurisdictions of their right to designate representatives to sit as members of the
24 Springfield Tax Abatement and Tax Increment Financing Commission ("Commission") for
25 the purpose of conducting a public hearing and making recommendations with respect to
26 the proposed amendment to the Redevelopment Plan previously adopted by the City
27 Council of the City of Springfield, Missouri ("City Council"); and
28

29 WHEREAS, on October 15, 2001, after due notice in accordance with the Act, the
30 Commission so constituted held a public hearing at which all interested persons and taxing

districts affected by the proposed amendment to the Redevelopment Plan were afforded an opportunity to make comments, file written objections, protests and be heard orally; and

WHEREAS on October 15, 2001, the Commission having heard and considered the objections, protests, comments, and other evidence adduced at the public hearing, closed the public hearing and voted to recommend approval of the proposed amendment to the Redevelopment Plan and the Redevelopment Projects included therein; and

WHEREAS, on October 29, 2001, the City Council received additional public testimony and evidence regarding the Redevelopment Plan and considered the recommendations of the Commission to approve the Redevelopment Plan as amended and designate a Redevelopment Area.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows:

Section 1 - That the Redevelopment Plan as amended September 5, 2001, Exhibit A, a copy of which is on file in the Office of the City Clerk, is hereby approved and adopted.

Section 2 - That the revised legal descriptions contained within the Redevelopment Plan as amended September 5, 2001, which tracts of land are legally described on Exhibit B attached hereto, are hereby designated as a Redevelopment Area pursuant to the Act.

Section 3 - That the City Council hereby declares that the factors found by the Council to exist on October 23, 2000 and contained in Special Ordinance No. 232917 continue to be true and that the proposed amendments to the Redevelopment Plan and the legal descriptions of various boundaries adopted and approved herein do not alter any of said findings.

Section 4 - This ordinance shall be in full force and effect from and after passage.

Passed at meeting: November 13, 2001

Thomas J. Carlson

Mayor

Attest: Brenda M. Citty, City Clerk

Approved as to form: [Signature] Asst. City Attorney

Approved for Council action: [Signature], City Manager

JORDAN VALLEY PARK TIF PROJECT
TIF PROJECT BOUNDARY

THE FOLLOWING PERIMETER DESCRIPTION IS TO INCLUDE ALL PROPERTIES (LOTS, TRACTS, OR PARCELS OF LAND) WITHIN IT'S BOUNDARY, AND ALL RIGHTS-OF-WAY TO INCLUDE RAILROADS. THE RECORD DESCRIPTION(S) OF EACH PROPERTY, WITHIN THIS BOUNDARY, IN ITS ENTIRETY SUPERSEDES THIS DESCRIPTION AS IT BOUNDS EACH PROPERTY AND THEY ARE TO BE TOTALLY INCLUDED TOGETHER WITH ANY PAST, CURRENT OR FUTURE STREET, ALLEY OR RAILROAD VACATIONS TO WHICH THEY HAVE AN INTEREST. ALL ENCOMPASSED PROPERTIES ARE TO BE PART OF THE JORDAN VALLEY TIF PROJECT.

BEING PART OF SECTIONS 18 AND 19, TOWNSHIP 29 NORTH, RANGE 21 WEST AND SECTIONS 13 AND 24 TOWNSHIP 29 NORTH, RANGE 22 WEST, CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI THE PERIMETER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF JEFFERSON AVENUE AND THE SOUTH RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD, SAID RAILROAD LYING IN CLOSE PROXIMITY TO THE NORTH LINE OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 22 WEST; THENCE ALONG AFORESAID SOUTH RIGHT-OF-WAY EASTWARD TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY AND THE CENTERLINE OF BENTON AVENUE THENCE CONTINUING EAST PARALLEL TO THE NORTH LINE OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 22 WEST, 113.00 FEET; THENCE NORTH 20 FEET, TO THE SECTION LINE; THENCE CONTINUING EAST, 740.93 FEET; THENCE SOUTH 18.04 FEET, TO THE SOUTH RIGHT-OF-WAY OF THE RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY, EASTERLY TO THE INTERSECTION OF THE UNION PACIFIC AND BURLINGTON NORTHERN SANTA-FE RAILROAD; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY OF THE BURLINGTON NORTHERN SANTA-FE RAILROAD, TO THE WESTERLY RIGHT-OF-WAY OF NATIONAL AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY TO THE SOUTH LINE OF THE TRACT DESCRIBED IN THE GREENE COUNTY RECORDER'S OFFICE IN BOOK 2654 AT PAGE 291; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE INTERSECTION OF THE WEST LINE OF A TRACT DESCRIBED IN BOOK 2258 PAGE 888 (601 NORTH NATIONAL) EXTENDED; THENCE NORTHERLY ALONG SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY OF CHESTNUT EXPRESSWAY; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY, CROSSING NATIONAL AVENUE TO THE WESTERLY RIGHT-OF-WAY OF PROSPECT AVENUE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY OF PROSPECT, TO THE NORTH RIGHT-OF-WAY OF THE BURLINGTON NORTHERN SANTA-FE RAILROAD; THENCE WESTERLY ALONG

SAID NORTHERLY RIGHT-OF-WAY, TO A POINT 170 FEET EAST OF THE EAST RIGHT-OF-WAY OF NATIONAL AVENUE; THENCE SOUTH TO THE SOUTHWESTERLY RIGHT-OF-WAY OF THE BURLINGTON NORTHERN SANTA-FE CHADWICK LINE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY, TO THE NORTH RIGHT-OF-WAY OF ST. LOUIS STREET; THENCE WEST ALONG SAID RIGHT-OF-WAY, TO THE INTERSECTION OF THE WEST LINE OF THE PARCEL DESCRIBED IN BOOK 1772 AT PAGE 1659 EXTENDED; THENCE SOUTH ALONG SAID EXTENDED WEST LINE TO THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN BOOK 1778 AT PAGE 1840; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT EXTENDED, TO THE WEST RIGHT-OF-WAY OF KICKAPOO AVENUE; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY, TO THE NORTH RIGHT-OF-WAY OF McDANIEL STREET; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY, TO THE EAST LINE OF LOTS 4-9 OF HAWTHORN ADDITION EXTENDED; THENCE SOUTH ALONG SAID LINE, TO THE SOUTHEAST CORNER OF LOT 9 OF HAWTHORN ADDITION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 9, TO THE EAST LINE OF LOT 10 OF HAWTHORN ADDITION EXTENDED; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH RIGHT-OF-WAY OF WALNUT STREET; THENCE WEST ALONG THE NORTH RIGHT-OF-WAY, TO THE INTERSECTION OF THE EAST LINE OF THE TRACT IN BOOK 1825 AT PAGE 817 EXTENDED; THENCE SOUTH ALONG SAID EAST LINE, TO ITS SOUTHEAST CORNER; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, TO THE EAST RIGHT-OF-WAY OF NATIONAL AVENUE; THENCE SOUTH ALONG SAID RIGHT-OF-WAY, TO THE NORTH LINE OF THE TRACT IN BOOK 2613 PAGE 1429; THENCE EAST ALONG SAID NORTH LINE, TO THE NORTHEAST CORNER OF SAID TRACT AND THE WEST LINE OF A TRACT 3 AS DESCRIBED IN BOOK 2485 AT PAGE 270; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID TRACT, ALSO BEING THE NORTHWEST CORNER OF LOT 7 O.H. MITCHELL ADDITION; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT TO THE NORTHEAST CORNER BEING THE SAME AS THE NORTHEAST CORNER OF LOT 8 O.H. MITCHELL ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT TO THE NORTH RIGHT-OF-WAY OF ELM STREET; THENCE WEST ALONG SAID RIGHT-OF-WAY TO THE INTERSECTION OF THE EAST LINE OF THE WEST 50 FEET OF LOT 10 OF ELMWOOD ADDITION EXTENDED; THENCE SOUTH ALONG SAID EAST LINE, TO THE SOUTH LINE OF THE LOT AND THE NORTH RIGHT-OF-WAY OF AN ALLEY; THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY TO THE EAST LINE OF LOTS 5 AND 6 OF ELMWOOD ADDITION EXTENDED; THENCE SOUTH ALONG SAID LINE, TO THE NORTH RIGHT-OF-WAY OF CHERRY STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY, TO THE WESTERLY RIGHT-OF-WAY OF NATIONAL AVENUE ; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY TO THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 2643 AT PAGE 1361 AS LOTS 1 AND 2 OF BIGGS AND GRAYS ADDITION; THENCE WEST ALONG SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT EXTENDED TO THE NORTH RIGHT-OF-WAY OF CHERRY STREET; THENCE WEST ALONG SAID

NORTH RIGHT-OF-WAY TO THE WEST LINE OF A TRACT DESCRIBED IN BOOK 2493 AT PAGE 1406; THENCE NORTH ALONG SAID WEST LINE THE SAME BEING THE EAST LINE OF S. H. HORINE ADDITION EXTENDED TO THE NORTH RIGHT-OF-WAY OF ELM STREET; THENCE WEST TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN BOOK 1906 AT PAGE 381; THENCE NORTH ALONG SAID WEST LINE, TO THE NORTH RIGHT-OF-WAY LINE OF AN ALLEY; THENCE WEST ALONG SAID RIGHT-OF-WAY TO THE EASTERLY RIGHT-OF-WAY OF JOHN Q. HAMMONS PARKWAY; THENCE WESTERLY CROSSING JOHN Q HAMMONS PARKWAY, TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BOOK 2268 AT PAGE 1113 AS LOT 1 UNIVERSITY PLAZA 2ND ADDITION; THENCE WEST ALONG THE SOUTH LINE OF LOTS 1-5 OF E. T. ROBBERSON'S ADDITION, TO THE SOUTHWEST CORNER OF LOT 1; THENCE SOUTH TO THE SOUTHEAST CORNER OF LOT 6 OF H. SHEPPARD'S ADDITION, THENCE CONTINUING WEST ALONG THE SOUTH LINE OF LOTS 3-6 OF H. SHEPPARD'S ADDITION TO THE SOUTHEAST CORNER OF LOT 2, THENCE SOUTH 10 FEET TO THE SOUTH LINE OF THE NORTH 10 FEET OF LOT 11 OF H. SHEPPARD'S ADDITION THENCE WEST ALONG SAID LINE; THENCE NORTH 10 FEET, TO THE SOUTHEAST CORNER OF LOT 1; THENCE WEST ALONG THE SOUTH LINE OF LOT 1 OF H. SHEPPARD'S ADDITION, TO THE SOUTHWEST CORNER OF SAID LOT 1 THENCE CONTINUING WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF JOHN S. KIMBROUGH'S 2ND ADDITION BLOCK 2 LOTS 1-5, TO THE EAST LINE OF THE WEST HALF OF LOT 2; THENCE NORTH 49 FEET THENCE WEST PARALLEL WITH THE AFORESAID NORTH HALF LINE, TO THE EAST RIGHT-OF-WAY OF KIMBROUGH AVENUE; THENCE NORTH WITH SAID RIGHT-OF-WAY ACROSS WALNUT STREET TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 18 FEET OF LOT 2 OF KIMBROUGH ADDITION EXTENDED; THENCE WEST ALONG THE NORTH LINE OF THE SAID SOUTH 18 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH TO THE SOUTH LINE OF TRACTS 1-6 AS SHOWN ON WRIGHT AND ASSOCIATES SURVEY DRAWING NUMBER WB 101-704 AND SAID TRACTS DESCRIBED IN BOOK 887 PAGE 17, BOOK 1200 PAGE 377, BOOK 460 PAGE 207, BOOK 870 PAGE 400, BOOK 1171 PAGE 530 AND 531; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY OF BENTON AVENUE ALSO KNOWN AS SHORT BENTON; THENCE NORTH ALONG SAID RIGHT-OF-WAY TO THE NORTH RIGHT-OF-WAY OF McDANIEL STREET; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY TO THE EASTERLY RIGHT-OF-WAY OF THE TUNING FORK CONNECTOR BETWEEN McDANIEL AND OLIVE STREETS; THENCE NORTH ALONG SAID EASTERLY RIGHT-OF-WAY TO THE WEST LINE OF A TRACT DESCRIBED IN BOOK 1520 PAGE 618, THENCE CONTINUING NORTH ALONG SAID WEST LINE EXTENDED, TO THE NORTH RIGHT-OF-WAY OF OLIVE STREET THENCE WEST ALONG SAID RIGHT-OF-WAY, TO THE EAST RIGHT-OF-WAY OF JEFFERSON AVENUE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY, TO THE POINT OF BEGINNING.

Affected Agency Notified: Yes
Emergency Required: No
Budget Adjust. Required: No
IPO Required: No
Board Rec. Required: Yes
Public Hearing: No
Sponsor:
Date: October 15, 2001

EXPLANATION TO COUNCIL BILL NO. 2001-

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To amend the *Jordan Valley Park Tax Incremental Financing Redevelopment Plan* to reflect the location decision for the multipurpose arena and to revise cost figures for projects, revise revenue projections, and to clarify legal descriptions. (The Springfield Tax Abatement and Tax Increment Financing Advisory Commission and Staff recommend approval.)

BACKGROUND INFORMATION:

The City Council adopted the *Jordan Valley Park Tax Incremental Financing Redevelopment Plan* on October 23, 2000. The *TIF Plan* included a number of redevelopment projects in the Jordan Valley Park area. The City has now completed the Recreational Ice Facility (Jordan Valley Ice Park) and adjacent parking and has under construction the first phase of the park which is scheduled for opening in May 2002. Other projects in the *TIF Plan* include a multipurpose arena, baseball stadium, parking, and exposition center.

The original *Plan* included two potential sites for a multipurpose arena. It also included development of an exposition center in one alternative. The TIF Commission recommended two developers as potential arena developers and instructed staff to work with both on financing and designs. In 2001, one of the developers removed himself from consideration when the City was not awarded state tax incremental financing for the Jordan Valley Park Redevelopment Area.

In February, 2001, the City entered into a contract with John Q. Hammons for development of the exposition center, parking, and baseball. The City/John Q. Hammons agreement also contemplated some assistance from the state for parking, which did not materialize, and provided that designers be hired to evaluate the feasibility of a combined exposition center and parking deck. The designers recommended that a separate exposition center and parking deck would be the most efficient, functional solution. They also recommended a final site for the multipurpose arena.

The recommendation for a separate exposition center and parking deck and the single site for the multipurpose arena is reflected in this amendment. Redevelopment Project 3A now includes construction of an exposition center, multipurpose arena, and parking deck, as well as rehabilitation of the existing Trade Center. A small tract of land east of the original 3A is added

to the site. Project 4, an alternative site for the arena, is incorporated into Project 6, parking. Revised cost estimates for these projects, as well as Project 5, are included in this amendment.

The changes contained in this Third Amendment to the *Jordan Valley Park Tax Incremental Financing Redevelopment Plan* reflect the location decision for the multipurpose arena and includes revised cost figures for several projects, revised projections of revenue generated by the TIF, and clarifications to legal descriptions.

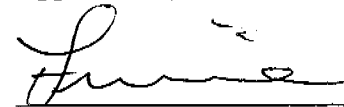
RECOMMENDATION:

The Springfield Tax Abatement and Tax Increment Financing Advisory Commission held a public hearing on October 15, 2001 and reviewed this amendment. The Commission voted to recommend approval of the amendment. Staff also recommends approval.

Submitted by:


Planning and Development

Approved by:


City Manager